

# UNOFFICIAL COPY



Doc#: 1226941074 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/25/2012 02:35 PM Pg: 1 of 3

Property of Cook County Clerk's Office

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**Above space for Recorder's Use Only**

Cook County #21762

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISION

OneWest Bank, FSB (d/b/a Financial Freedom, a division  
of OneWest Bank, FSB)

PLAINTIFF

Vs.

Toni Courson; United States of America - Secretary of  
Housing and Urban Development; Manor Care of Oak  
Lawn (West) IL, LLC; Village of Oak Lawn; NCO  
Portfolio Management, Inc.; Unknown Heirs and  
Legatees of Carole M. Benedict; Unknown Owners and  
Nonrecord Claimants

DEFENDANTS

No. 12 CH  
9600 S. 51st Avenue  
Oak Lawn, IL 60453

035248

## LIS PENDENS AND NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above-entitled cause was filed in the above Court on the \_\_\_\_\_ day of AUG 18 2012, 20\_\_, for Foreclosure and is now pending in said Court and that the property affected by said cause is described as follows:

- (i) The names of all Plaintiffs, Defendants and case number are set forth above.
- (ii) The court in which the action was brought is set forth above.
- (iii) The names of the title-holders of record are as follows:  
Toni Courson  
Unknown Heirs and Legatees of Carole M. Benedict
- (iv) The legal description is:



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LOTS 1 AND 2 IN BLOCK 2 IN CAMPBELL'S 1ST ADDITION TO OAK LAWN, BEING A SUBDIVISION OF THE EAST 378.18 FEET OF THE WEST 720.93 FEET OF THE NORTH EAST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**TAX PARCEL NUMBER:** 24-09-209-021  
24-09-209-022

(v) The common address or location of the property is:

9600 S. 51st Avenue  
Oak Lawn, IL 60453

(vi) Identification of the mortgage sought to be foreclosed:

a) Mortgagors:

Carole M. Benedict a/k/a Carole Benedict executed the mortgage, however this individual is deceased and is not named as a defendant in this lawsuit

b) Mortgagee:

Financial Freedom Senior Funding Corporation, a subsidiary of IndyMac Bank, FSB

c) Date of mortgage: 2/4/2005

d) Date and place of recording:

3/21/2005

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0508049147

SIGNATURE: \_\_\_\_\_

Attorney of Record

Vincent A. Chavarria  
ARDC# 6251463

**THIS DOCUMENT WAS PREPARED BY:**

**MAIL TO: BOX 70**

MAIL TO: CODILIS & ASSOCIATES, P.C.  
Attorneys for Plaintiff  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
(630) 794-5300  
14-12-24502

**NOTE: This law firm is deemed to be a debt collector.**

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISION

OneWest Bank, FSB (d/b/a Financial Freedom,  
a division of OneWest Bank, FSB)

PLAINTIFF

v.

Toni Courson, United States of America -  
Secretary of Housing and Urban Development;  
Manor Care of Oak Lawn (West) IL, LLC;  
Village of Oak Lawn, NCO Portfolio  
Management, Inc.; Unknown Heirs and  
Legatees of Carole M. Benedict; Unknown  
Owners and Nonrecord Claimants

DEFENDANT

Case No.

12CH035 248

NOTICE OF FILING PURSUANT TO  
PREDATORY LENDING  
DATABASE ACT

TO: Illinois Department of Financial and  
Professional Regulation  
Division of Banking

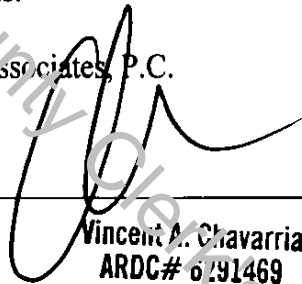
122 S. Michigan Avenue, 19<sup>th</sup> Floor, Chicago, IL 60603

Attn: Anti Predatory Lending Database (APLD)

**PLEASE TAKE NOTICE that on 09/18/2012, we have caused the attached Lis Pendens to be sent for recording with the Cook County Recorder, Illinois.**

Codilis & Associates, P.C.

By: \_\_\_\_\_



Vincent A. Chavarria  
ARDC# 6291469

Codilis & Associates, P.C.  
Attorney for Plaintiff  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
Attorney Number: #21762  
Cook #21762  
14-12-24502

NOTE: This law firm is deemed to be a debt collector.

### PROOF OF SERVICE

I, the undersigned, a non-attorney, certify that a copy of this notice was served by hand delivery to the above-entitled address on \_\_\_\_\_.

By: \_\_\_\_\_

United Processing, Inc.